

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 4, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-17298 - APPLICANT: REPUBLIC
SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 7, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/03/06, except as amended by conditions herein.
3. A Waiver from 19.12 is hereby approved, to allow a reduction in the perimeter landscape buffer widths where 8 feet is the minimum width allowed. Landscape buffer zone widths will be 2 feet along the east, 7 feet to the north, and 0 feet along the south property line.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: (1) Add one 24 inch box trees within the landscape buffer along the western property line and two 24 inch box trees within the landscape buffer along the eastern property boundary.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for a 38 space parking lot with a Waiver of the perimeter landscaping requirements on an undeveloped 0.52 acre site located on the north side of Sahara Avenue, approximately 600 feet east of 6th Street. The parking lot will provide parking for employees of the adjacent commercial office located southeast of the project site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/20/04	City Code Enforcement reported site violations involving litter, trash, debris, weeds, and other waste on the project site.
11/16/06	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #6/ja).
<i>Pre-Application Meeting</i>	
09/20/06	A Pre-Application Meeting was held with the applicant. The applicant was informed of the Title 19 landscape perimeter buffer zone as well as parking lot landscape requirements.
<i>Neighborhood Meeting</i>	
This application does not require a neighborhood meeting nor was one held	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant lot	Commercial	C-1 (Limited Commercial)
North	Residential	Residential	R-1 (Single Family Residential)
South	Vacant lot	Commercial	C-1 (Limited Commercial)
East	Surface Parking and public right-of-way	Commercial	C-1 (Limited Commercial)
West	Vacant lot	Residential	R-PD (Residential Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Beverly Green Southridge Neighborhood Plan	Y		Y
Las Vegas 2020 Master Plan – Revitalization Area	Y		Y
Las Vegas Redevelopment Plan	Y		Y
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	Y		Y
Trails		N	Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100	NA	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	20 10 15 20	Not applicable as no new building(s) is included in this proposal	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	NA	NA	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	NA	NA	Y
Mech. Equipment	NA	NA	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree for every 6 spaces	6	8	Y
Buffer: Min. Trees	1 per 30 Linear Feet	13 Trees	13	N
TOTAL		19	21	N
Min. Zone Width	8 Feet		8 Feet on West property line; 7 Feet along the North property line; 2 feet along the east property line; 0 feet along the southern property line.	N
Wall Height	NA		Y	Y

Waivers		
Request	Requirement	Staff Recommendation
Waive the requirement for perimeter landscape buffer zone.	8 feet	Approve the Waiver

ANALYSIS

The proposed project is for the approval of a Site Development Plan Review to construct a new 38 space parking lot on an undeveloped parcel. Surrounding land uses include single family residential to the north, a surface parking lot to the east, and undeveloped dirt lots to the west and south. The project site is located in the C-1 (Limited Commercial) Zone, Beverly Green Southridge Plan Area, Las Vegas Redevelopment Plan Area – Downtown Revitalization, and the Airport Overlay District.

The project plans were reviewed and development service staff determined that the landscape buffer zones along the north, south, and east property lines are not consistent with Title 19 Landscape Standards. Title 19 Perimeter Landscape Buffer Widths require a minimum zone depth of 8 feet for interior lot lines. The landscaping plan shows a 2 foot buffer along the east property line; a 7-15 foot buffer along the northern property lines; and a 0-15 foot buffer along the southern property line. As such, the project requires a Waiver of perimeter landscaping buffers.

The project parcel received a violation from city code enforcement on 04/21/04 related to illegal dumping of trash, debris and other associated waste and accumulation of weeds and grasses. Development of the project site as a parking lot would be an improvement over existing conditions and would be consistent with the intent of city revitalization efforts.

- Zoning:

The project is consistent with Title 19 Commercial Development Standards for the C-1 (Limited Commercial) Zone, and on-site parking standards.

- Special Area Plan:

The project is located within the Las Vegas Redevelopment Plan Area, and the Revitalization Area of the City Master Plan.

- Landscaping plan:

The project landscape plan does not meet the buffer zone requirements. Title 19 Landscape buffer standards require a minimum 8-foot zone depth for commercial uses. The project landscape plans show buffer widths of 8 feet along the western property line, 7-15 feet along the northern property line, 2 feet along the eastern property line, and 0-15 feet along the southern boundary. As such, a Waiver of the perimeter landscape buffer zone requirement is included with this development proposal.

Project landscaping will include Mondel pine and honey mesquite trees; cassia, Texas Ranger, and wheelers dwarf pitosporum for shrubs; new gold lantana for ground cover, and 2-inch deep rock mulch.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed parking lot is compatible with development in the immediate vicinity.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposal meets the intent of the General Plan – Revitalization area goals, Title 19, Las Vegas Redevelopment Plan, and Commercial Development Design Standards and the landscape standards. The requested Waiver of the landscape buffer zones is acceptable as the project would improve an underutilized site, address a history of code compliance concerns, and provide an upgraded surface parking area for an existing business.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Vehicular access to the project site would not adversely affect traffic movements along East Sahara Boulevard or residential neighborhoods.

4. Building and landscape materials are appropriate for the area and for the City;

Landscaping would be appropriate for the area.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed parking lot would complement existing commercial and adjacent residential development in the immediate area by providing and maintaining landscaped areas.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

No detrimental effects to Public health and safety would result with development of this site as a surface parking and landscaping.

PLANNING COMMISSION ACTION

At the Planning Commission meeting the applicant agreed with all proposed conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 220 by Planning and Development

APPROVALS 0

PROTESTS 0